

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 16, 2003, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes of the regular meeting held August 21, 2003. Motion to approve was made by Helwig, seconded by McKee. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY ROBERT GRAYBOSCH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1332 N. 38TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: **October 16, 2003**

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Robert Graybosch appeared to present the application. His is a wood sided house that won't hold paint. He would like to do steel siding. It would be 3" smooth and the same color as the house is now. He would also like to replace the windows with new storm windows. All of the window sills are rotted. He would also be interested in adding a portico to the front of the house.

McKee questioned the portico. It seems out of character with the house. Mr. Graybosch replied that he has not yet contracted with a builder. They would match the existing pitch of the roof.

Ed Zimmer stated that he gave Mr. Graybosch the address of a dormer to use as a sort of

model.

Helwig wondered about the windows. Mr. Graybosch replied that the interior windows would stay. These would be new storm windows. Mr. Zimmer noted that he would consider the storm windows as no material effect since the current windows are aluminum. The Commissioners agreed.

ACTION:

McKee moved approval of the 3" siding, seconded by Francis.

McKee is always concerned with siding and what is going on underneath it. He presumes the owner knows the drawbacks of siding. Ripley agreed. There can be some long term effects with moisture.

Motion for approval of the siding carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

McKee would feel stronger about the portico if he could see a drawing of it. Helwig shares McKee's concerns. He would be willing to give Mr. Zimmer final approval.

McKee moved approval of the portico to tie in with the existing roof, with final approval by Mr. Zimmer, seconded by Helwig. Motion for approval carried 5-0

**APPLICATION BY CRAIG SMITH ON BEHALF OF B&J PARTNERSHIP FOR A
CERTIFICATE OF APPROPRIATENESS FOR WORK AT 733-749 "P" STREET IN THE
HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

October 16, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Craig Smith appeared to present the application. B&J Partnership has purchased the Salvation Army at 8th & "P" St. He would like to discuss some preliminary ideas. There are some ADA access issues. They have a plan to eliminate all driveway access into the building. They would re-align the street through the TIF project. There was an alignment problem with the existing street lights. He is proposing to widen the sidewalk and create a ramp that creates ADA access along the front of the building. A 4 foot wide ramp along the "P" Street corridor, with street lights and existing trees, there isn't adequate space to create ADA access. He thought that with the elimination of the driveway into the building and the reconfiguration of the building, they end up with more parking spaces than are there now. On the 8th Street side, they are proposing to re-align the street so the sidewalks line back up. The

dock will be reconfigured. The sidewalk has sunk and is pulling away from the building. They are proposing to create an outside eating area that will align with everything that is going on at the block to the north. They plan to use the original Salvation Army entrance as the access to the upper floors. The center building never had an entrance to the building itself. They are planning to cut an entrance into the building.

The Commissioners discussed preliminary design ideas with the applicant.

Mr. Smith stated that on the first floor, they are proposing separating it back into 2 buildings. McKee listened to Mr. Smith's idea and commented that it sounds unique.

Mr. Smith explained that they are working with the Burkholder project. The 2nd floor might work as artist's studios. He would also like to discuss the possibility of signs. Today, Mr. Smith would like approval of streetscape with sidewalk usage and approval of the concept. He wants to make sure he is headed in the right direction.

Francis wondered about giving up street space. Mr. Smith will be talking to Urban Development and Public Works about that very idea. He is trying to get the Historic Preservation Commission's opinion before he talks with them.

ACTION:

McKee moved approval of the concept, approval of the movement of the street line as indicated on the drawings on both facades, the concept of the ADA ramp, the outdoor seating area, parking and arrangement of the public space on "P" and 8th Street, seconded by Francis. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

McKee moved conceptual approval of the erecting of interior facades, seconded by Helwig. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY DAN SLOAN FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 405 S. 28TH STREET IN THE EAST LINCOLN/ELM PARK LANDMARK
DISTRICT**

PUBLIC HEARING:

October 16, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Dan Sloan appeared to present the application. He would like to add a back patio. They want to make it something that they can be proud of.

Ripley questioned what was currently on the back of the house. Mr. Sloan replied that it would be wider and longer than what is currently there. It is somewhat of a clone of the front porch.

Mr. Zimmer believes this would read perfectly well on this house because the front porch is such a large scale.

Helwig questioned if the rails would be wood. Mr. Sloan replied that he was correct.

Francis moved approval as submitted by the applicant with Mr. Zimmer to have final review, seconded by Young. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

**APPLICATION BY MARK MICHAUD FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 1730 S. 25TH STREET IN THE FRANKLIN HEIGHTS LANDMARK
DISTRICT**

PUBLIC HEARING:

October 16, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mark Michaud appeared to present the application. His porch has deteriorated. They would like to rebuild with cement and porcelain as opposed to wood. The brick pillars would be maintained. The porch would be expanded forward about 3 feet. They have measured some of the other porches around the neighborhood. His porch currently measures 8 feet. Other porches in the neighborhood measure anywhere from 9-12 feet. He is within all setbacks required.

Ripley wondered if this is stucco. Mr. Michaud replied in the affirmative. His house has been red tagged for stucco that needs to be repaired. There are only 2-3 people in the city who deal with that sort of thing. He has been waiting for months and still can't find someone to come out and look at his house. Therefore, he would like to side the house in vinyl siding. He will rebuild the pillars with brick on the bottom and stucco on the upper half.

McKee noted that visually the porch will look the same, just larger.

Helwig wondered how the new porch will impact the roof and windows on the second floor. Mr. Michaud replied that the roof can't go any higher.

Helwig would prefer to see a drawing before he gives his final approval. McKee would like to see the width and color of the siding.

Helwig moved approval of the concept of the front porch, seconded by McKee. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and

Walker absent.

APPLICATION BY ALPHA XI RHO CHAPTER BUILDING ASSOCIATION FOR DESIGNATION OF 1619 "R" STREET AS A LANDMARK, IN ACCORD WITH LMC 27.57.120, WITH PRESERVATION GUIDELINES

PUBLIC HEARING:

October 16, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mr. Zimmer presented slides of the application. This is one of the nicer stone sorority houses on Greek Row. In the National Register nomination, he has included the addition from the 1960's because it kept with the lines of the house and contributed to it's integrity. The exterior is stone and brick. The interior has some good features. The main parlor on the west side and the front entryway are identified as public spaces. He will use Secretary of Interior standards and guidelines. This nomination has been anticipated for a long time.

McKee moved approval, seconded by Helwig. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

APPLICATION BY B&J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 222 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

October 16, 2003

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Dan Mast appeared to present the application. He is proposing a sign for above the doorway of the pit area. The sign is approximately 60 inches wide by about 13 inches tall.

McKee wondered about lighting. Mr. Mast is hoping for one canopy light directed down on the sign would be adequate. There is no internal lighting.

ACTION:

McKee moved approval of the size, location, colors and lighting of the sign as presented, seconded by Young. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

DISCUSSION:

- Miscellaneous/staff report

Mr. Zimmer received a sign application from the Grainger Building. The applicant just missed the deadline for this agenda, so this will appear on the next agenda. The sign will be aluminum cut letters applied to the walls, 8 inches tall and under the canopy.